

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

Permit Number: 061269

PERMIT ISSUED

This is to certify that Casco Bay Development, LLC Casco Bay Development  
has permission to Split lot from 82 Belfort to build single family dormer type w/ one story garage  
AT 82 BELFORT ST (88-90) CL 298 A032001

SEP 29 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is used or occupied. Closed-in areas 4  
OUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 9/28/06  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of Applicant/Designee

9/29/06  
Date

[Signature]  
Signature of Inspections Official

9-29-06  
Date

CBL: 298 A-32

Building Permit #: 061269

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	06-1269	Issue Date:	SEP 29 2006	CBL:	298 A032001
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Location of Construction: 82 BELFORT ST (88-90))	Owner Name: Casco Bay Development, LLC	Owner Address: 440 Forest Avenue	Phone:
Business Name:	Contractor Name: Casco Bay Development	Contractor Address: 440 Forest Ave, Portland	Phone: 2077755600
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Split off Vacant Land	Proposed Use: New Single Family Home/ Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage	Permit Fee: \$1,535.00	Cost of Work: \$144,000.00	CEO District: 5
Proposed Project Description: Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>12-3</i> Type: <i>SB</i> <i>TRC 2003</i>	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 08/28/2006	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>parallel zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0167</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>9/11/06</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date:

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official representative shall have the authority to enter all areas covered by such permit. I certify that the code official representative shall have the authority to enter all areas covered by such permit. I certify that the code official representative shall have the authority to enter all areas covered by such permit. I certify that the code official representative shall have the authority to enter all areas covered by such permit.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1269	Date Applied For: 08/28/2006	CBL: 298 A032001
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Location of Construction: 82 BELFORT ST (88-90))	Owner Name: Casco Bay Development, LLC	Owner Address: 440 Forest Avenue	Phone:
Business Name:	Contractor Name: Casco Bay Development	Contractor Address: 440 Forest Ave. Portland	Phone (207) 775-5600
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: New Single Family Home/ Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage	Proposed Project Description: Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/18/2006**Note:** Bulkhead and rear entry OK due to section 14-425.**Ok to Issue:** 

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 09/28/2006**Note:****Ok to Issue:** 

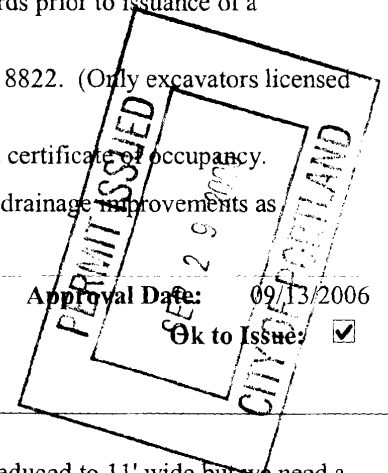
- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) The basement is NOT approved as habitable space.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/13/2006**Note:** sent letter 9/6**Ok to Issue:** 

- 1) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 2) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Dept:** Planning      **Status:** Not Applicable**Reviewer:** Jay Reynolds**Approval Date:** 09/13/2006**Note:****Ok to Issue:** **Comments:**

9/13/06-amachado: Michael Rogers brought in new building plans that show that the garage is being reduced to 11' wide but we need a

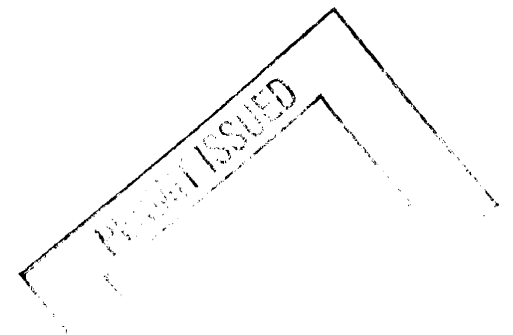


<b>Location of Construction:</b> 82 BELFORT ST (88-90))	<b>Owner Name:</b> Casco Bay Development, LLC	<b>Owner Address:</b> 440 Forest Avenue	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Casco Bay Development	<b>Contractor Address:</b> 440 Forest Ave. Portland	<b>Phone</b> (207) 775-5600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

revised plot plan that shows the new building footprint and how it is meeting the setbacks.

9/5/06-amachado: Left message with Michael Rogers, Casco Bay Development, LLC. House does not meet the side setback of 14' in the left rear corner.

9/18/06-amachado: Received revised plot plan from Jay Reynolds which matches the revised building plans.



82 Belfort

-775-5200 Miller  
318-9984 Cull

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
<b>Footing Dimensions/Depth</b> (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 20"	
<b>Foundation Drainage, Fabric, Damp proofing</b> (Section R405 & R406)	OK - 4" covered + damp proofing OK	
<b>Ventilation/Access (Section R408.1 &amp; R408.3)</b> <b>Crawls Space ONLY</b>	N/A	
<b>Anchor Bolts/Straps, spacing (Section R403.1.6)</b>	1/2" - 16" OC -	
<b>Lally Column Type (Section R407)</b>	3 - 2x12's - 6' Max - OK	
<b>Girder &amp; Header Spans (Table R 502.5(2))</b>		
<b>Built-Up Wood Center Girder</b>		
<b>Dimension/Type</b>		
<b>Sill/Band Joist Type &amp; Dimensions</b>	2x4 PT SILL	
<b>First Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's - 16" OC	13' span - OK
<b>Second Floor Joist Species</b> <b>Dimensions and Spacing (Table R502.3.1(1) &amp; Table R502.3.1(2) )</b>	2x10's - 16" OC	
<b>Attic or additional Floor Joist Species</b> <b>Dimensions and Spacing (Table R802.4(1) and</b>	2x6 TICS	

82 Belfort

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 Rafters	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof / 3/4" floor / 7/16" walls	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	Shows 5/8" on wall - OK	
Fire separation (Section R309.2)	- 1 hour door - OK	
Opening Protection (Section R309.1)	ll ll	
Emergency Escape and Rescue Openings (Section R310)	OK noted	
Roof Covering (Chapter 9)	asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	24x30 shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3-2x10's Typ.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-21 - Floor Wall - R-19 R-38 Roof U value - 0.31	OK

Factor Fenestration		
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement 2		
Number of Stairways 1		
Interior 1		
Exterior 2		
Treads and Risers (Section R311.5.3)	10" T 7 3/4" Rise	
Width (Section R311.5.1)	3'-2" - OK	
Headroom (Section R311.5.2)	6'-8" - OK	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK Guards not req.	
Smoke Detectors (Section R313) Location and type/Interconnected	- OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	



298-A-32  
300-C-123  
James D. Nadeau, LLC  
Professional Land Surveyors

November 3, 2006

Tom Markley  
Planning & Development Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

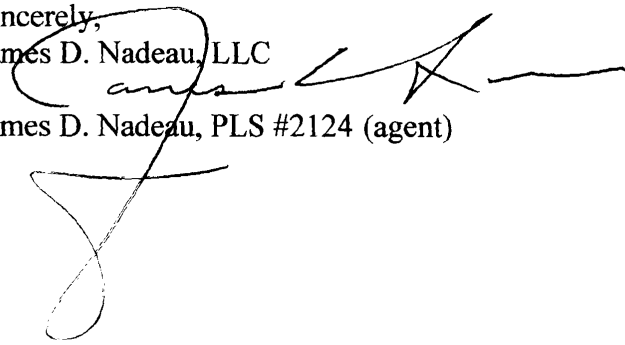
**RE: Location of Proposed Foundation, 88 Belfort Street, Portland, Maine (NL Job 206885L1)**

Dear Tom,

A crew from this office has made several site visits to 88 Belfort Street. On November 1, 2006, we field staked the proposed house and garage corners in an excavated hole based on the layout plan for 88 Belfort Street provided by Pinkham & Greer Consulting Engineers, Inc. dated August 1, 2006 and revised September 12, 2006.

We returned November 2, 2006 to again stake the proposed house and garage corners on the concrete footing.

The purpose of this letter is to confirm that the proposed house and garage corners are in the same location as depicted on the above noted Pinkham & Greer layout plan. Please do not hesitate to call if you have questions.

Sincerely,  
James D. Nadeau, LLC  
  
James D. Nadeau, PLS #2124 (agent)

The R-3 zone, 6,665 square foot lot, will be improved with a 1½ story Cape Cod style home with an attached one-car garage. Gross living area above grade will be 1,492 +/- square feet.

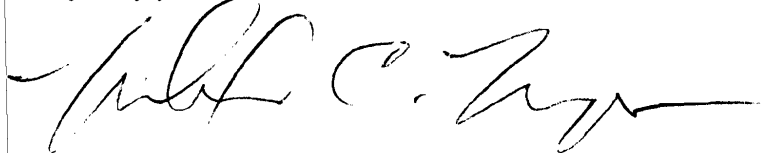
All construction will adhere to the city of Portland building code. Below is additional information not noted in the Building Plans:

1. **Soil Profile:** Mixture of loam and clay.
2. **Filter Fabric:** Muslin cloth.
3. **Sill height above the garage door:** Minimum 1' drop TBD.
4. **Door & Window Schedule:** Please see the attached Rivco Window Specifications indicating egress windows (32"x28" and 32"x24") meet code. The 60 minutes fire rated metal garage door to the living area will have spring load hinges.
5. **Scuttle:** Will be located in the ceiling of one of the second floor bedrooms.
6. **Type of Heat:** Natural gas fired forced hot water wall mounted Mascot boiler will be installed in the basement underneath the first floor bath. Northern Utilities will connect to the house from the gas line in the street. In place of a chimney, a direct exhaust vent will be installed on the outside wall of the first floor bath.
7. **Staircase detail:** Right side of the staircase to the second floor will have a railing to the top. Basement stairs will have enclosed risers and walls and a railing on one side.
8. **Smoke detectors:** Hard-wired with battery backup are noted on the plans.
9. **Front & Rear Stairs:** Will either be granite, concrete or wood, depending upon setback.

Since Belfort Street is scheduled to be paved this fall, I would greatly appreciate it if someone would call me should they have any questions so my application will not be delayed. I need to cut into the street prior to the street being paved.

The best way to call me is on my at 318-9984 should you have any additional questions.  
Thank you.

Very truly yours,



Michael C. Rogers

Enclosures

# The Classic COLLECTION

The Classic Collection windows from RIVCO feature a true wood look and the latest energy performance technology.

## FEATURES

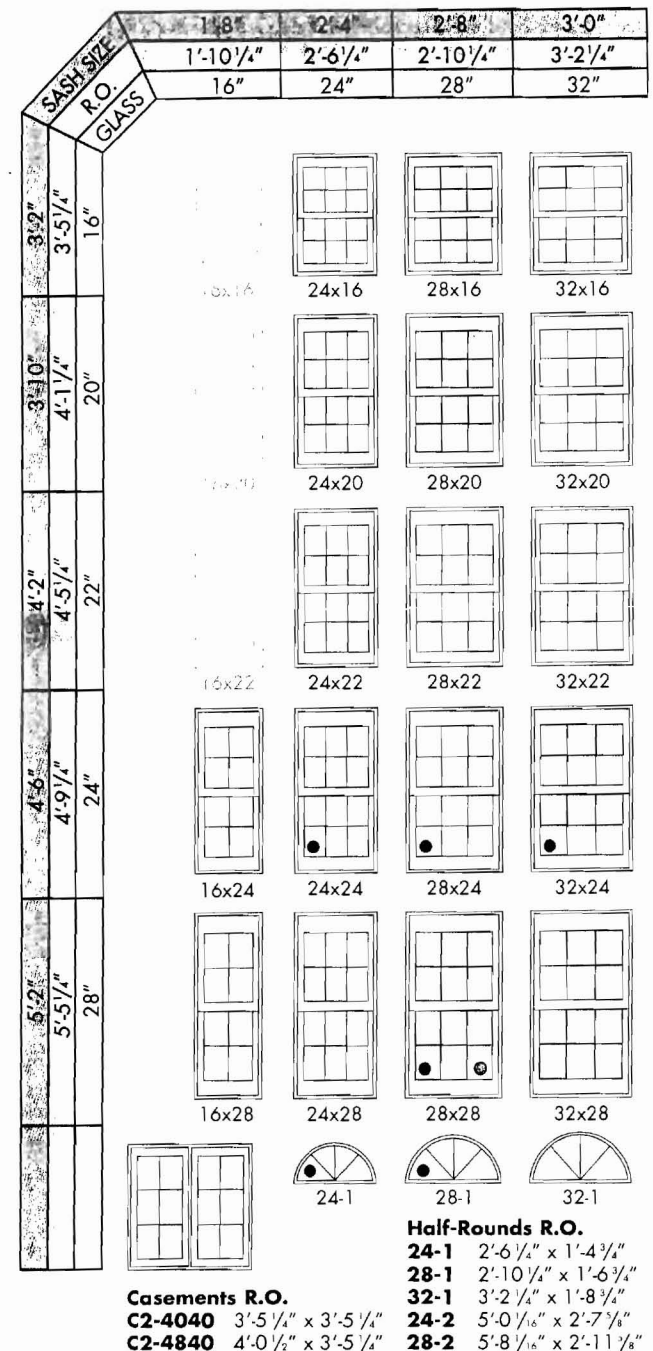
- Traditional colonial look with brickmold profile and wide integral J-channel
- Full fusion welded maintenance-free vinyl construction
- Optional wood-look 3-inch eastern casing
- Optional J-channel filler available
- Specially-contoured grilles-between-the-glass
- Wood extension jambs for 4-9/16" and 6-9/16" walls
- Low-e glazing meets Energy Star® requirements
- Block & tackle balances
- Easy tilt-in top and bottom sashes
- Full interlocks and cam action sash locks
- Completely weather-stripped to meet DP-50 requirements
- Master frame mulls (continuous head and sill)
- Side-loaded screens with durable corner pull tabs
- Limited Lifetime Warranty



Contact Your Sales Representative or Local Office

<b>Penacook NH</b> 77 Merrimack Street 1-800-852-3430	<b>Portsmouth NH</b> 70 Heritage Avenue 1-800-421-4499	<b>Middleboro MA</b> Route 44, Lakeport Park 1-800-946-4311	<b>Pembroke MA</b> 15 Columbia Road 1-866-464-1100
<b>Nashua NH</b> 332 Amherst Street 1-800-572-1869	<b>Westboro MA</b> 76 Otis Street & Route 9 1-800-342-8364	<b>Yarmouth MA</b> 484G Station Avenue 1-888-760-2227	<b>Scarborough ME</b> 152 U.S. Route 1 1-800-380-5415

[www.rivcowindows.com](http://www.rivcowindows.com)



- Stock sizes
- Also in stock w/ tempered Low-e glass
- Egress sizes
- Alternate grille configuration in stock
- Special order sizes
- In-Stock Mull / ○ Triple

All stock windows are warehoused in both Clear IG and low-e glass, except the 32x24 mull (Low-e only).

### Specifications

- 3-1/2" wall thickness
- 7/8" glass thickness
- Equal glass sash layout
- True sloped sill
- Tested to ANSI/AAMA specifications for structural and thermal performance

### Thermal Performance

Glazing Type	U Value	SHGC	Visible Light Transmittance
Clear IG	0.48	0.62	0.65
Low-e IG*	0.35	0.32	0.56
Low-e/Argon IG*	0.31	0.32	0.56
Clear IG w/ Grille	0.48	0.55	0.58
Low-e IG w/ Grille*	0.35	0.29	0.50
Low-e/Argon IG w/ Grille*	0.31	0.29	0.50

\* Energy Star Compliant

© 2004 Riverside Millwork Corporation, Inc. CLA-030104-CSS

Applicant: Casco Bay Development, LLC

Date: 9/5/06

Address: 38-90 Belfort St. (to right of 82)

C-B-L: 298-A-032 (old)  
permit # 06-269

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new single family - fully dormered cape - w/ 1 car garage.

Sevage Disposal - city

Lot Street Frontage - 50' min - 52' given.

Front Yard - 25' min - 60' to street <sup>ms</sup> from front left corner. (scaled)  
56' 58' from front step. (scaled)

Rear Yard - 25' min - 25' from corner (scaled) - rear entry 11x5' 4" - ok per section 14-425.

Side Yard - 1 1/2 stories - 8' - garage - 8' 5" <sup>left</sup> front right corner \* bulkhead 8' - ok  
2 stories - 14' - house - 14' <sup>left</sup> rear corner section 14-425

Projections - bulkhead 5x5, front<sub>2</sub> entry 4x8, rear entry 3.5x4.75 \* to

Width of Lot - 65' min - 66' scaled

Height - 35' max - 22' scaled

Lot Area - 6,500 sq ft min - 6667 sq ft given

Lot Coverage Impervious Surface - 35% - 2331.7 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 1 car garage

Loading Bays - N/A

39' long 12' wide ok.  
from 25' setback

Site Plan - minor | minor 2006 - 0167

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel b - zone X

CF.

$$\begin{aligned}
 32 \times 26 &= 832 \\
 92 \times 12 &= 1104 \\
 5 \times 5 &= 25 \\
 22 \times 11 &= 242 \\
 4 \times 8 &= 32 \\
 3.5 \times 4.75 &= 16.625 \\
 \hline
 &= 1135.63 \text{ sq ft}
 \end{aligned}$$



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>LOT TO THE RIGHT OF 28 BEEFORY STREET. I NAMED IT 28 BEEFORY STREET.</u>		
Total Square Footage of Proposed Structure <u>1,497</u>	Square Footage of Lot <u>6,665</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>798</u> Block# <u>A</u> Lot# <u>32-1</u>	Owner: <u>CASCO BAY DEVELOPMENT LLC</u>	Telephone: <u>775-5600</u> <u>\$144,000</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MICHAEL ROGERS</u> <u>c/o CASCO BAY DEVELOPMENT</u> <u>420 FOREST AVENUE</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>1,296</u> Basic <u>30</u> Fee: \$ <u>SITE 300</u> <u>PLAN</u> C. of O Fee: \$ <u>75</u>
Current Specific use: <u>VACANT</u>	If vacant, what was the previous use? <u>PART OF ADJACENT LOT,</u>	
Proposed Specific use: <u>CONSTRUCT DWELL FAMILY HOUSE</u>	<u>\$1,701.00</u>	
Project description: <u>1 1/2 STORY DWELL FAMILY HOME WITH ATTACHED</u> <u>ONE CAR GARAGE.</u> <u>1 full dormer = 2 stories</u>		
Contractor's name, address & telephone: <u>PLEASE SEE ABOVE</u>		
Who should we contact when the permit is ready: <u>u</u>	<u>1460</u>	
Mailing address: <u>u</u>	<u>300</u>	
	<u>75</u>	
	<u>\$1535</u>	

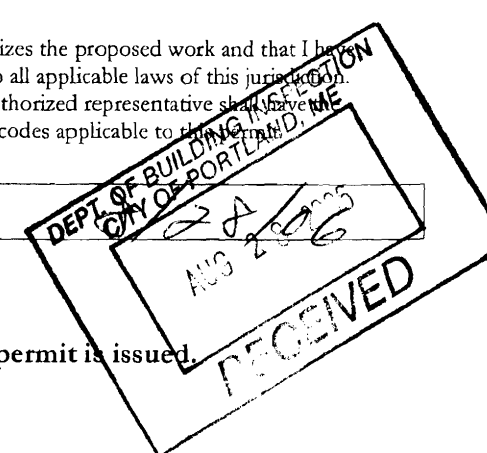
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

OWP  
134

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to the property.

Signature of applicant: [Signature] Date: 8/2/06



This is not a permit; you may not commence ANY work until the permit is issued.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

**2006-0167**  
Application I. D. Number

**Casco Bay Development**  
Applicant  
**440 Forest Ave, Portland, ME 04101**  
Applicant's Mailing Address

**Marge Schmuckal**

**8/28/2006**  
Application Date

**Michael Rogers**  
Consultant/Agent  
**Applicant Ph: (207) 775-5600 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**82 - 82 Belfort St, Portland, Maine**  
Address of Proposed Site  
**298 A032001**  
Assessor's Reference: Chart-Block-Lot

**Single Family Home / split lot**  
Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ **6665** Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **8/28/2006**

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  **Required\***  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**From:** Jay Reynolds  
**To:** Single Family Signoff  
**Date:** 9/13/2006 10:46:55 AM  
**Subject:** 82 Belfort Street

CBL 298A032,  
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds  
Development Review Coordinator  
City of Portland Planning Division  
(207) 874-8632  
[jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

**Casco Bay Development LLC**  
440 Forest Avenue, Portland, ME 04101  
775-5600, 775-5888 (FAX), 318-9984 (Cell)

August 28, 2006

Mr. Michael Nugent  
Building Code Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: "88 Belfort Street" Building Permit Application**

Dear Michael:

Enclosed are the following relating to my single family building permit application for the lot to the right of house located at 82 Belfort Street, Portland, (Map: 298, Block: A, Lot: 32-1):

- Completed All Purpose Building Permit application
- Enclosed check of \$1,701, representing the cost of the permit as itemized below (excludes street opening expenses)
  1. Site Plan Review \$300
  2. Basic Permit (First \$1,000 of construction) 30
  3. Construction (Construction cost of \$144,000 = 144 X \$9.00) 1,296
  4. Certificate of Occupancy 75

*Total of Enclosed Check* \$1,701
- Pinkham & Greer Consulting Engineers, Inc. Site Plan (11"X17")
- Construction Plans (full size and reduced to 11"X17")
- Marge Schmuckal April 11, 2006, proposed lot division determination letter
- Rivco Classic Collection Window specifications
- Warranty Deed

To reduce confusion with the existing lot at 82 Belfort Street, I named the new lot as "88 Belfort Street". I realize Portland Public Works has the final say on the street number for this new lot.



# WARRANTY DEED

**Know All Men By These Presents That** We, Laura Newsom and Jeffrey Newsom  
of 82 Belfort Street, Portland,  
County of Cumberland and State of Maine,

for consideration paid, grant to Casco Bay Development, LLC  
of 440 Forest Avenue, Portland,  
County of Cumberland and State of Maine


with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

**In Witness Whereof,** we have hereunto set our hand(s) this 13th day of  
July, 2006.

Witness

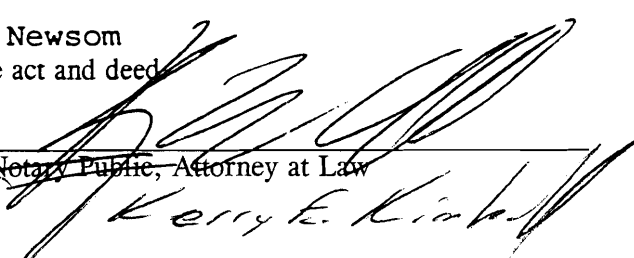
  
\_\_\_\_\_  
Laura Newsom

  
\_\_\_\_\_  
Jeffrey Newsom

State of Maine  
County of Cumberland ss.

On this 13th day of July, 2006, personally appeared before me the  
above named

Laura Newsom and Jeffrey Newsom  
and acknowledged the foregoing to be his/her/their free act and deed.

  
\_\_\_\_\_  
Notary Public, Attorney at Law

Return to: Casco Bay Development, LLC

### Exhibit A - Legal Description

A certain lot or parcel of land situated on the southeasterly sideline of Belfort Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows: Beginning at a #5 steel rebar w/survey cap #2124 to be set on the apparent southeasterly sideline of Belfort Street marking the northerly corner of the herein described parcel, the westerly corner of remaining land of the herein grantors as described in a deed from Linda J. Jordan, dated January 15, 2005 and recorded at the Cumberland County Registry of Deeds in Book 22235, page 222, and being S41 42'13"W along said sideline, a distance of sixty-eight and no hundredths (68.00') feet from a point marking the westerly corner of land described in a deed to Diane M. Durr, dated March 4, 2002 and recorded at said registry in Book 17405, page 227; Thence, S48 17'47"E along said remaining land of the herein grantors, a distance of forty-three and seventy-five hundredths (43.75') feet to a #5 steel rebar w/survey cap #2124 to be set; Thence, S90 00'00"E continuing along said remaining land of the herein grantors, a distance of twenty-one and four hundredths (21.04') feet to a #5 steel rebar w/survey cap #2124 to be set; Thence, S48 17'47"E continuing along said remaining land of the herein grantors, a distance of fifty-one and thirty-eight hundredths (51.38') feet to a #5 steel rebar w/survey cap #2124 to be set marking the easterly corner of the herein described parcel on the northwesterly line of land described in a deed to Cynthia J. Rague, dated September 30, 2004 and recorded at said registry in Book 21848, page 209; Thence, S39 53'23"W along said land of Rague and partially along land described in a deed to Linda Eberle, dated September 18, 2003 and recorded at said registry in Book 20232, page 225, a distance of sixty-six and three hundredths (66.03') feet to a #5 steel rebar w/survey cap #2124 to be set marking the southerly corner of the herein described parcel and the easterly corner of land described in a deed to Pamela Hansen-Franck, a/k/a Pamela Thora Larsen, dated June 28, 1996 and recorded at said registry in Book 12589, page 160; Thence, N48 17'47"W along said land of Hansen-Franck, a distance of one hundred twelve and ninety-three hundredths (112.93') feet to a #5 steel rebar w/survey cap #2124 to be set on said southeasterly sideline of Belfort Street marking the westerly corner of the herein described parcel and the northerly corner of said Hansen-Franck; Thence, N41 42'13"E along said southeasterly sideline of Belfort Street, a distance of fifty-two and no hundredths (52.00') feet to the point of beginning.

The herein described parcel contains 6,662 square feet, more or less. The bearings used in this description are based on the magnetic meridian of 2006.

The herein described parcel being "Parcel A" on a plan entitled "Plan Depicting The Results Of A Boundary Survey And Proposed Lot Division Made For Laura Newsom and Jeffrey Newsom, Southeasterly Sideline Of Belfort Street, Portland, Maine", dated March 17, 2006, revised April 12, 2006 by James D. Nadeau, LLC, Professional Land Surveyors, Portland, Maine.

Being a portion of the land described in a deed from Linda J. Jordan to Laura Newsom and Jeffrey Newsom, dated January 15, 2005 and recorded at the Cumberland County Registry of Deeds in Book 22235, page 222.

Reference is hereby made to a deed from Linda J. Jordan dated January 15, 2005 to Laura Newsom and Jeffrey Newsom and recorded in the Cumberland County Registry of Deeds in Book 22235, Page 222

Reviewed/Initialed



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban - Director of Planning and Development  
Marge Schmuckal - Zoning Administrator*

April 11, 2006

James D. Nadeau  
918 Brighton Avenue  
Portland, ME 04102

RE: 82-90 Belfort Street - 298-A-32 & 300-C-1, 2, 3 (the "Property") - R-3 Zone

Dear Jim,

I am in receipt of your request for a determination regarding the proposed lot division of the Property into two parcels.

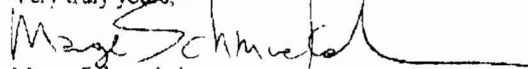
My determination is based upon a survey provided by James E. Nadeau, LLC, Professional Land Surveyors, with a plan date of 03/17/2006 and a job number of 205856B. This survey plan was updated with a fax received on 4/11/06 that revises the building window area.

The Property is located within the R-3 Zone. Both parcels "A" and "B" of the Property meet the current Land Use Zoning requirements for the R-3 Zone, including, but not limited to lot size, street frontage, lot width, and setbacks.

Please be aware that this determination letter is not permission to build on either lot. Separate permits are required for review and approval prior to the commencement of any new construction. Please also note that this determination is only for the division of the Property. This determination is not reviewing requirements for street improvements or any other sections of the Land Use Zoning Ordinance. Such evaluation and determination can only be accomplished at the time of a full building permit application.

If you have any questions regarding this determination, please do not hesitate to contact me at 874-8695.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

Cc: file

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8895 - FAX: (207) 874-8716 - TTY: (207) 874-3936

**Eastern Casing  
is Now Available.  
Call your RIVCO  
rep TODAY!**

# *The* **Classic** COLLECTION

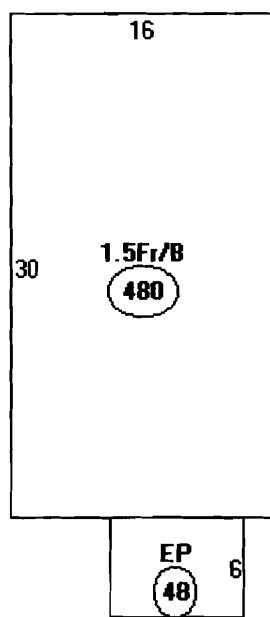
**The New Standard of  
Performance and Appearance for Vinyl Windows**



*Equal Lite Sashes • Block & Tackle Balances  
Side-Loaded Screens • Wood Look Eastern Casing  
Master Frame Mulls • Limited Lifetime Warranty*

Another Quality Selection  
From

# **RIVCO**



Descriptor/Area

A: 1.5Fr/B  
480 sqft

B: EP  
48 sqft



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	298 A032001
<b>Location</b>	82 BELFORT ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	NEWSOM LAURA & JEFFREY NEWSOM JTS 82 BELFORT ST PORTLAND ME 04103

<b>Book/Page</b>	22235/222
<b>Legal</b>	298-A-32 300-C-1-2-3 BELFORT ST 82-90
	13324 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$68,300	\$70,000	\$138,300

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1920	Gambrel	1.5	840	0.306	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
2	1		5	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1920	10X20	D	A

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
01/18/2005	LAND + BLDING	\$170,000	22235-222
09/11/2001	LAND + BLDING	\$139,250	16729-061
10/27/1999	LAND + BLDING		15129-280
12/28/1993	LAND + BLDING		11248-277

### Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
-------------------------	------------------------	-------------------------

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

**Casco Bay Development LLC**  
440 Forest Avenue, Portland, ME 04101  
775-5600, 775-5888 (FAX), 318-9984 (Cell)

September 12, 2006

Ms. Anne Machado  
Building Code Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Revision to " 88 Belfort Street" Building Permit Application**

Dear Anne:

Enclosed are the revised Construction Plans (full size and 11"x17") for 88 Belfort Street, Portland, reflecting the following changes:

1. Reduced the width of the garage from 12' to 11'.
2. Changed the rear 6' atrium door from the kitchen to a 3' door.
3. Changed the rear kitchen entry doorsteps to a detached 4'6" landing and one step.

With these changes, please confirm that I meet the appropriate setbacks.

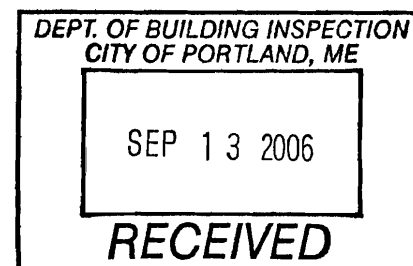
Please call should you have any questions. Thank you.

Very truly yours,



Michael C. Rogers

Enclosures





EX. SMH  
RIM EL. = 99.9'  
INV. EL. = 91.7'

APPROX. EX.  
GAS LINE

APPROX. EX.  
WATER LINE

N/F  
DIANE M. DURR  
BOOK 17405, PAGE 227

EX. CHAINLINK FENCE

N/F  
LAURA & JEFFREY NEWSOM

EX. 1 3/4  
STORY

EX. PAVED  
DRIVEWAY

EX.  
GARAGE

EX FLOWER  
GARDEN

LOT 2  
6662 SQ. FT.  
.15 ACRES

LOT 1  
6662 SF  
.15 AC.

BELFORT STREET

2 STREET TREES  
RED OAK  
(quercus rebrum)  
2" CAL. (TYP)

APPROX. EX.  
SEWER LINE

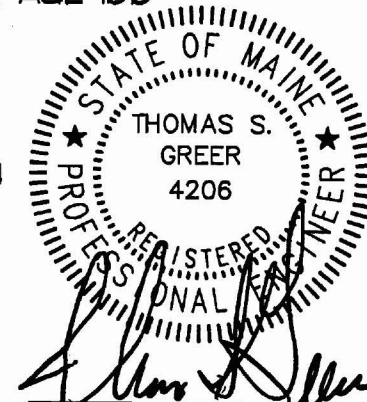
OWNER/BUILDER:  
CASCO BAY DEVELOPMENT, LLC

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
JAMES D. NADEAU, LLC  
PROFESSIONAL LAND SURVEYORS  
PORTLAND, MAINE 04102

NOTES:

1. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
2. EROSION CONTROL REQUIRED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
3. TEST PIT REQUIRED TO DETERMINE DEPTH OF EX. SEWER IN BELFORT STREET. MAINTAIN POSITIVE SLOPE TO EXISTING SEWER, MINIMUM SLOPE = 1% FOR BOTH SEWER AND FOUNDATION DRAIN. A SUMP PUMP MAY BE REQUIRED FOR THE FOUNDATION DRAIN.



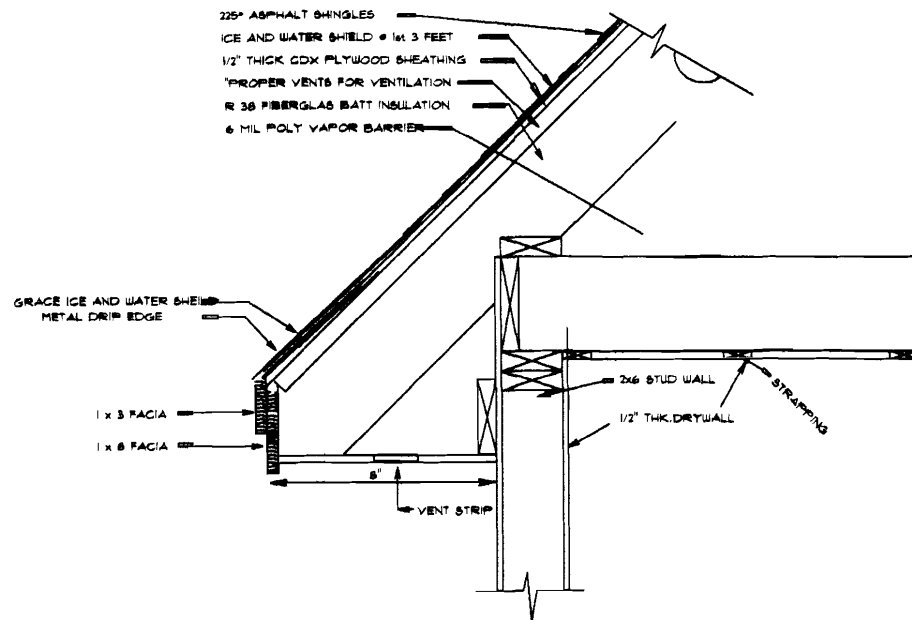
9/12/06

CF APP  
Subject  
Date of A

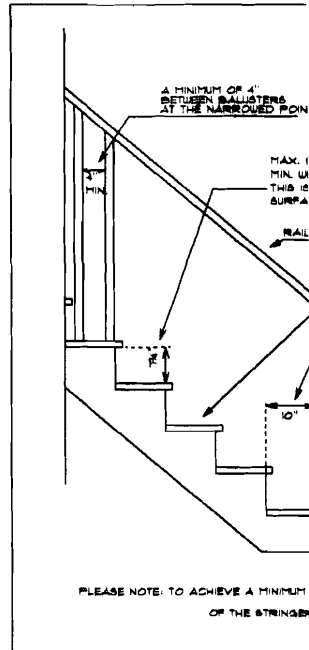
IF EX. TREE CAN REMAIN THEN  
RELOCATE SEWER & FDN DRAIN  
AS REQ'D. MAINTAIN 10' MIN.  
SEPARATION FROM WATER LINE

N/F  
PAMELA  
HANSEN-FRANCK  
BOOK 12589,  
PAGE 160

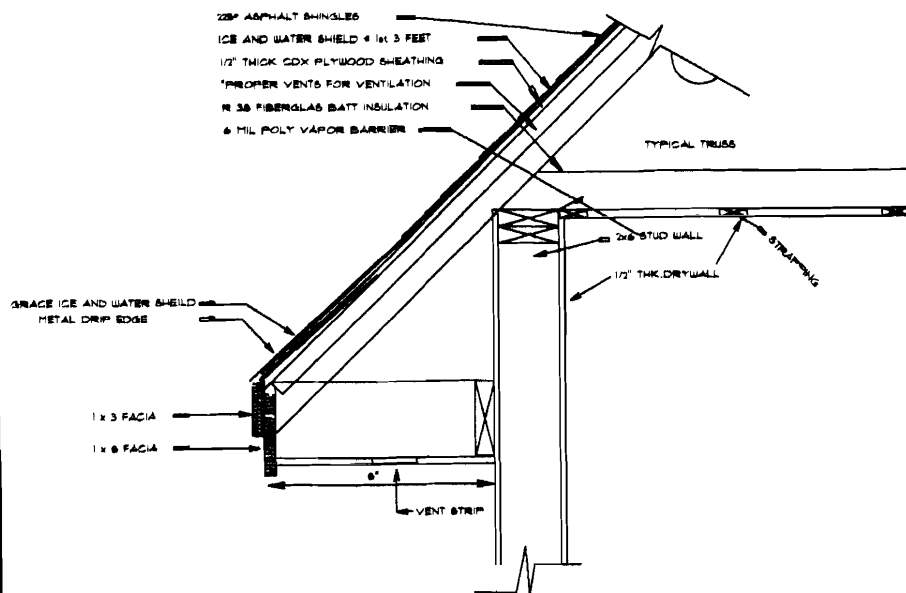




TYPICAL RAFTER TRIM DETAIL



DEPT. C.



TYPICAL TRUSS TRIM DETAIL

FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE WALL SHEATHING AND 3 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING. FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH. FOR ROOF SHEATHING APPLICATIONS, 80 NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. PANEL SUPPORTS AT 24 INCHES CARING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. CARING OR FINISH NAILS SPACED 3 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 18 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED) 1/2 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 2662 INCH SHEATHING. PANEL SUPPORTS AT CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR

NOTE: LETTER

SEE NOTE	LOCATION	FASTENING	CONNECTION	NOTE
SEE NOTE F		5d	PANEL BIDDING (TO FRAMING)	COMMON NAIL - REF T
SEE NOTE F		5d	PANEL BIDDING (TO FRAMING)	COMMON NAIL - REF T
SEE NOTE C		5d	SUBFLOOR UNDERLAYMENT	COMMON NAIL - REF T
SEE NOTE P		2" 18 GAUGE	8 PARTICLE BOARD	
SEE NOTE N		2-3/8" x 1 1/2" NAIL	WOOD STRUCTURAL PANELS	
SEE NOTE D, H, SEE NOTE C		9d OR 8d	1852F - 3/4"	
SEE NOTE S		1-3/4" 16 GAUGE	8 PARTICLE BOARD	
SEE NOTE N		2-3/8" x 1 1/2" NAIL	WOOD STRUCTURAL PANELS	
SEE NOTE C, J		9d	1/2" OR LESS	
	FACE NAIL	4 - 3" 14 GAUGE STAPLE	LEADER STRIP	
		3 - 3/8" 13 1/2" NAIL		
		3 - 1 1/2" COMMON		
	FACE NAIL	5 - 3" 14 GAUGE STAPLE	JOIST TO BAND JOIST	
		3 - 3/8" 13 1/2" NAIL		
		3 - 1 1/2" COMMON		
	FACE NAIL	3 - 3" 14 GAUGE STAPLE	2-BY RIDGE BEAM	
		3 - 3/8" 13 1/2" NAIL	ROOF RAFTER TO	
		3 - 1 1/2" COMMON		
	TOENAIL	3 - 3" 14 GAUGE STAPLE	2-BY RIDGE BEAM	
		3 - 3/8" 13 1/2" NAIL	ROOF RAFTER TO	
		3 - 1 1/2" COMMON		
	FACE NAIL	3 - 3" 14 GAUGE STAPLE	JACK RAFTERS TO HIP	
		3 - 3/8" 13 1/2" NAIL		
		3 - 1 1/2" COMMON		
	TOE NAIL	4 - 3" 14 GAUGE STAPLE	JACK RAFTERS TO HIP	
		4 - 3/8" 13 1/2" NAIL		
		3 - 1 1/2" COMMON		
	FACE NAIL	4 - 3" 14 GAUGE STAPLE	COLLAR TIE TO RAFTER	
		4 - 3/8" 13 1/2" NAIL		
		3 - 1 1/2" COMMON		
	AT EACH BRUCE	3 - 3" 14 GAUGE STAPLE	BUILT-UP GIRDER & BEAMS	
	FACE NAIL AT ENDS	3 - 3/8" 13 1/2" NAIL		
		2 - 20d COMMON		
	STAGGERED ON OPPOSITE SIDES	3" 14 GAUGE STAPLE @ 24" OC	BUILT-UP GIRDER & BEAMS	
	FACE NAIL AT TOP & BOTTOM	3" 14 GAUGE STAPLE @ 24" OC		
		3" 14 GAUGE STAPLE @ 24" OC		
		20d COMMON 32" OC		
	18" OC	18" OC	BUILT-UP CORNER STUDS	
	18" OC	18" OC		
	24" OC	24" OC		
		18" OC		
	FACE NAIL	2 - 3" 14 GAUGE STAPLE	EACH STUD & PLATE	
		2 - 3/8" 13 1/2" NAIL	1" DIAGONAL BRACE TO	
		2 - 8d COMMON		
	TOENAIL	3 - 3" 14 GAUGE STAPLE	SEE SECT. 2306.10.1, TABLE 2306.10.1	
		3 - 3/8" 13 1/2" NAIL	RAFTER TO PLATE	
		3 - 8d COMMON		

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COM)